

**CHAPTER 34
BUILDING REGULATIONS**

- 34.00 Code Adopted *(Ord. 1990-3; 2004-19; 2016-07)*
- 34.01 Amendments *(Ord. 2016-07)*
- 34.02 Penalties *(Ord. 2012-07)*
- 34.03 Assessment Information Prior to Issuance of Certificate of Completion
- 34.04 Parabolic Dish Type Television Antennas
- 34.05 Municipal Impact Fee *(Ord. 2016-07)*
- 34.06 Public Project Bidding Requirement and Procedures *(Ord. 2015-18; 2016-07)*

34.00 CODE ADOPTED. The Building Regulations. The following Codes shall apply to all construction within the Village of Richmond: *(Ord. 2016-07)*

(a) The following list of codes are hereby adopted as part of the Building Code of the Village of Richmond, for the control of buildings and structures as therein provided in each code. Each and all of the regulations, provisions, penalties, conditions and terms contained in each code described below are hereby referred to, adopted and made a part hereof as if fully set forth in this ordinance.

1. 2015 International Building Code
2. 2015 International Residential Code
3. 2015 International Mechanical Code
4. 2015 International Fuel Gas Code
5. 2015 International Fire Code
6. 2015 International Existing Building Code
7. 2015 International Pool and Spa Code
8. 2014 National Electric Code with exceptions noted in Chapter 35, Village of Richmond Municipal Code
9. 2015 International Property Maintenance Code

All applications for building permits for multifamily commercial and industrial buildings shall include plans certified by a State of Illinois licensed architect or structural engineer. *(Ord. 2004-19)*

(b) Survey Required. When a principal building has been permitted and is under construction, the building permit holder shall provide the building inspector with a survey indicating the location of the building's footing on the building lot. Said survey shall be prepared by an Illinois registered surveyor, and shall be submitted to the building inspector after required footings have been placed, but prior to the pouring and/or installation of the building foundation. It shall be the responsibility of the permit holder to have the required survey prepared and submitted, and to schedule a foundation pre-pour inspection with the building inspector prior to the pouring and/or installation of a foundation. *(Ord. 2016-07)*

(c) Expiration of Permits. Building permits shall expire twelve (12) months from date of issue unless granted extension, for cause, by the Building Inspector. Construction not completed by the permit holder within the prescribed time will constitute a violation of the

Building Code and each day the work is not completed shall be considered a separate violation subject to penalty. *(Ord.1990-3)*

34.01 AMENDMENTS. The following sections of the “International Building Code, 2015 Edition” are hereby revised as follows: *(Ord. 2016-07)*

(a) Accessibility-Chapter 11. Delete Chapter 11 and any reference to accessibility within the International Building Code. All accessibility references shall be deferred to the Illinois Accessibility Code (current version).

The following sections of the “International Residential Code, 2015 Edition” are hereby revised as follows;

(a) Section R313 (Sprinklers) is deleted in its entirety.

(b) Chapters 11 through 43 are deleted in their entirety.

34.02 PENALTIES. Any person, firm or corporation violating any of the provisions of this Code shall be fined pursuant to Appendix A of this Code. All such violations are hereby declared a nuisance. *(Ord. 2012-07)*

34.03 ASSESSMENT INFORMATION PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLETION.

(a) Prior to the issuance of a certificate of completion pursuant to the Building Ordinance of the Village of Richmond, the Building Inspector shall file an unexecuted certificate of completion with the McHenry County Supervisor of Assessments.

(b) The owner of the property for which said certificate of completion is requested shall obtain from the McHenry County Supervisor of Assessments, in the form prescribed by said official, a receipt showing that the unexecuted certificate of completion has been duly filed and that the property is subject to increased assessments from the date of issue of the certificate on a proportionate basis for the year in which the improvement was completed.

(c) The owner of the property shall file said receipt with the Village Clerk of the Village of Richmond and the Building Inspector shall file a certified copy of the certificate of completion, when issued, with the McHenry County Supervisor of Assessments.

34.04 PARABOLIC DISH TYPE TELEVISION ANTENNAS.

(a) Definitions. Parabolic or dish type television antennas as used herein shall mean any circular or similar dish shaped transmitting or receiving antenna or communications or for transmitting or receiving television signals from a satellite.

(b) Maximum Number Allowed Per Parcel. Not more than one parabolic or dish type antenna shall be permitted on any parcel of land used or occupied by one main building or one main use.

(c) Residential Property: No Permit Required. No permit shall be required for the installation and operation of a parabolic or dish type antenna where such antenna is totally enclosed within a residential building or where such antenna is one meter or less in diameter and meets all of the following requirements:

1. The maximum height does not exceed 35 feet as measured from the top of the parabolic or dish type antenna to ground level in accordance with the provisions of the Zoning Ordinance applicable to the zoning district classification of the subject property.
2. Shall not be located in a front or side yard of the subject property as such yards are defined in the Zoning Ordinance of the Village of Richmond.
3. Shall comply with the remainder of the setback provisions applicable to such property as provided for by the Zoning Ordinance of the Village of Richmond.

(d) Residential Property: Permit Required. No parabolic or dish type antenna which is not totally enclosed within a building or which, if not so enclosed, is greater than one meter in diameter shall be installed until and unless an application for a construction permit has been filed with the Village and approved by the Building Officer; no such application shall be approved unless the construction plans and specifications accompanying said application shall comply with the following requirements:

1. The manufacturer's installation and operational manual, or a copy thereof, shall be filed with the application.
2. That said antenna shall be installed and operated in accordance with the specifications contained in the manufacturer's manual provided, however, that such installation and operation shall otherwise comply with the terms and provisions contained in this chapter.
3. The maximum height of the installation from ground level at the site shall not exceed 6 feet.
4. The antenna shall not be located in any front or side yard as such yards are defined for the subject property according to the terms and provisions of the Zoning Ordinance of the Village.
5. The antenna and pertinent structures in connection therewith shall comply with the minimum setback requirements for the subject property as provided in the Zoning Ordinance of the Village.
6. The parabolic or dish type antenna shall not be in excess of 6 feet in diameter.

7. Such antenna shall be mounted directly upon the ground; the installation or mounting of such antenna on any roof or tower or similar form of structural support is hereby prohibited.
8. Such antenna shall be completely screened so as not to have any portion thereof visible from any location outside the perimeter of the property on which it is installed. Provided, however, that any fence or shrubbery providing such screening shall otherwise comply with the ordinances of the Village.

(e) Non-residential Property: No Permit Required. No permit shall be required for the installation and operation of any parabolic or dish type antenna in a non-residential zone within the village, if such antenna is either fully enclosed within the building structure or, if not so enclosed, is one meter in diameter or less in size and otherwise complies with the height and setback requirements for such property as provided in the Zoning Ordinance of the Village.

(f) Non-residential Property: Permit Required. No such antenna whose diameter exceeds one meter and which is not wholly enclosed within a building shall be installed and operated within the village unless and until an application for permit has been filed with the Village and approved by the Building Officer. No permit shall be issued for such antenna unless the following requirements are met:

1. The manufacturer's installation and operational manual, or a copy thereof, shall be filed with the application.
2. That said antenna shall be installed and operated in accordance with the specifications contained in such manufacturer's manual provided however that such installation and operation shall otherwise comply with the terms and provisions contained in this section.
3. The maximum height of the installation from ground level at the site shall not exceed 6 feet.
4. The antenna shall not be located in any front or side yard as such yards are defined for the subject property according to the terms and provisions of the Zoning Ordinance of the Village.
5. The antenna and pertinent structures in connection therewith shall comply with the minimum setback requirements for the subject property as provided in the Zoning Ordinance of the Village.
6. All the terms and provisions of the Building Code of the Village of Richmond are met.
7. Such antenna shall be completely screened so as not to have any portion thereof visible from any location outside the perimeter of the property on which it is

installed. Provided, however, that any fence or shrubbery providing such screening shall otherwise comply with the ordinances of the Village.

(g) Application Fees. The application fee for a permit for a residential antenna shall be \$10.00 and for a non-residential permit shall be \$10.00.

(h) Penalty. Any person, firm or corporation violating any provision of this Section shall be fined pursuant to Appendix A of this Code.

(i) Pre-Existing Antennas. This Section shall not affect any parabolic dish type television antennas existing prior to the effective date of this ordinance (3-5-85), which are otherwise in compliance with the ordinances of the Village of Richmond. However, this Section shall be effective with respect to such antennas upon the transfer of either the legal or equitable title to such property or, if non-residential property, a change or transfer of occupancy of the premises. In the event that any such pre-existing parabolic dish type television antenna is removed or otherwise rendered inoperable, this section shall be effective as to such property at the time the antenna becomes inoperable or is removed.

34.05 MUNICIPAL IMPACT FEE. There shall be paid at the time of issuance of a building permit for the construction of any residential dwelling unit the sum of \$ 334.28, said amount to be known as the M.I.F. *(Ord. 2016-07)*

34.06 PUBLIC PROJECT BIDDING REQUIREMENTS AND PROCEDURES. *(Ord.2015-18)*

(a) Competitive Bidding Required. All public work or other public improvement which is not to be paid for in whole or in part by special assessment or special taxation, and all purchases, orders or contracts for supplies, materials, equipment or contractual services except as otherwise provided herein, when the estimated cost thereof shall exceed Twenty Thousand Dollars (\$20,000.00), shall be purchased from the lowest responsible bidder, after due notice inviting bids, unless competitive bidding is waived by a vote of two-thirds (2/3) of the Village trustees then holding office.

(b) Notice Inviting Bids. Notice inviting bids shall be published at least once in a newspaper with general circulation within the Village, the form of which shall be as follows:

TEMPLATE
VILLAGE OF RICHMOND
ADVERTISEMENT FOR BIDS

The Village Clerk of the Village of Richmond, 5600 Hunter Drive, Richmond, Illinois 60071, will receive sealed bids until (insert date/year and time).

The Project is referred to as *(insert project name or general reference to public work)* and consists of *(insert general description of required work)*.

Plans, Specifications and Contract Documents may be reviewed or obtained from the Village of Richmond, Office of the Village Clerk, Village Hall, 5600 Hunter Drive, Richmond, Illinois 60071 upon receipt of a (*insert cost of copy of obtaining bid documents*), non-refundable deposit. If mailing is requested than an additional (*insert cost of mailing*) deposit will be required.

Each bid shall be made on the forms furnished by the Village and must be accompanied by a bid bond, bank cashier's check or certified check in the amount of (*if required, insert amount of bid bond as a percentage of Base Bid*). Bid security shall be submitted with the Bid and made payable to the Village of Richmond.

Bids shall be submitted no later than the specified closing time in an opaque sealed envelope addressed to: Village of Richmond, attention Village Clerk, 5600 Hunter Drive, Richmond, Illinois 60071. Envelopes should be clearly marked, "Sealed Bid – (*insert name of project or reference to public work*)". The bids will be opened at this location and read aloud. The Village of Richmond reserves the right to reject any or all bids or parts thereof, or waive any irregularities or informalities, and to make the award in the best interest of the Village.

All bidders must comply with applicable Illinois law requiring the payment of prevailing wages by all contractors working on public works. The contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. ("the Act"). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department's web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor's website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties. (*Ord. 2016-07*)

Bidders must comply with the Illinois Statutory requirements regarding labor, including Equal Employment Opportunity Laws. Each bidder shall adopt a written sexual harassment policy in compliance with 775 ILCS 5/2-105 (as amended from time to time).

By the Order of the Village Board of Trustees, Village of Richmond, Illinois.

(c) Bid Deposits. When deemed necessary by the Board of Trustees, bid deposits shall be prescribed in the public notices inviting bids. Unsuccessful bidders shall be entitled to the return of their bid deposits upon the award of the contract by the Board of Trustees. A successful bidder shall forfeit any bid deposit required by the Board of Trustees upon the bidder failing to enter into a contract within ten (10) days after the award.

(d) Bid Opening Procedure.

1. Sealed. Bids shall be submitted sealed to the Village and shall be identified as

bids on the envelope.

2. Opening. Bids shall be opened in public at the time and place stated in the public notice.
3. Tabulation. The Village President or his designee shall tabulate the bids received and forward the tabulation to the Village Board of Trustees at its next regular meeting.

(e) Rejection of Bids. The Village shall have the authority to reject all bids or parts of all bids when the public interest will be served thereby.

(f) Bidders in Default to Village. The Village shall not accept the bid of a contractor who is in default on the payment of taxes, licenses or other monies due the Village.